TRANSACTIONS IN THE REALTY MARKET

were not equal to market value. Properijes in the less active neighborhoods could not draw out bids which seemed satisfactory to the sellers and the properties therefore were bid in.

UPSET PRICE LOWERED.

Among the parcels offered was one at the northeast corner of Broome street and Cleveland place, a plot 145x75.9x irregular, which the city acquired some years ago to permit the building of the Centre street subway. George W. Loft bought it through William P. Rooney at \$119,200. The same property was fered at auction about two years ago with an upset price of \$125,000, which it failed to realize. At yesterday's sale the upset was \$75,000. The first bid was \$90,000, and after operators, speculators and investors had offered increased bids to the number of 347 in small amounts it was knocked down. Mr. Loft will erect an eight story candy

factory on the site to cost in the neighberhood of \$300,000.

PRICES DROPPED.

property at 72 to 78 West Thirty eixth street also was among the offer-ings and was sold to John F. Jacobs for \$170,000. The plot is 62.2x98x irregular and is covered with old buildings. It was a dissolution sale and the price at which the property sold is said to have been far below the last selling price, which is reported to have been more than \$200,000.

auction room, and many operators and speculators bid on the offerings, while the bids were low. All of them showed their disinclination to take on more property at current prices. FIFTH AVENUE-FOURTH AVENUE TRADE.

A rather interesting trade was announced yesterday by Klein & Jackson by which they acquire the Starr property at Fifth avenue and Broadway, south of Twenty-sixth street, and give in part payment the McClure Building at the northeast corner of Fourth avenue and Twentieth street. They took the McClure Building in exchange for vacant property at Broadway and Eighty-first street, which deal was announced [several days ago. The present transaction was all closed up when the first deal was con-

The Starr property is a four story building on a lot 28.2 on Fifth avenue and 30.2 on Broadway, 112.4 feet on the northerly line and 101.7 feet on the southerly line. It is three doors south of the Café Martin, which property was sold several weeks Until recently it was the establishment of Theodore Starr, Inc., jewellers. It is said to figure in the trade at \$600,000. The property was purchased in 1905 by Theodore Starr for a reported price of

The building which Klein & Jackson give for the Starr property is a sixteen story store and loft structure completed about a year ago. It occupies a plot

FORTY-SECOND STREET BUILDING

Euchman & Fox, architects, have filed dans for the construction of a twenty ton store and office building on the outhwest corner of Madison avenue and orty-second street, with an L to Forty-st street, for Frederick Johnson, owner. The frontage on the avenue will be 98.9 set, on the former street 144 feet and a the latter street 44 feet. The facade will be of limestone, brick and Aerractia and the building will be fireproof. The cost has been estimated at \$1,100,000.

PLANS FOR CORN BUILDING.

Maynicke & Franke, architects, have fied plans for erecting a twelve story mercantile building at 1 to 13 East Thirty-third street, 95 feet east of Fifth avenue, It will have a frontage of 125 feet and a depth of 85.3 feet, with an extension. It will have a facade of brick, limestone and terra-cotta and will be fireproof. The property is owned by John Jacob Astor, who has leased it to the Fifth Avenue and Thirty-third Street Company, of which Henry Corn is president, for the purpose of making this improvement. The cost has been placed at \$290,000.

NEW BRONX BUILDINGS.

hs for new building in the borough a Bronx comprise a two story bricking, 20x48, on the south side of Fortier took, 125 feet east of Letting at for M. F. McGrail at a cost of and two five story brick tenement with 50x95, and 42x93, on the southerner of Aldus street and Southern and, for the Eberhardt Podgur Compat a cost of \$100,000.

Mount & Maiston have leased the welling at as East Fifty-third street will be a supported by the dwelling at 60 Hamilton place, for Mrs. Potter to B. E. Rabell.

8. Usgood Pell & Co. have leased for

Henry C. Meyer the dwelling at 142 East Thirty-eighth street to A. S. Hardy.

MERCANTILE LEASES.

THE REALTY MARKET

THE Cross & Brown Company has leased for Frederick Culver the building at 142 West Fifty-seventh street to Christian H. Lang for a term of years, who intends to alter the present building into stores, offices and apartments.

Hell & Stern have leased 10,000 square feet in 20-26 West Twenty-second street to the Lily of France Corneal Company, and 10,000 square feet in 22-29 Washington place to Irving Alsberg & Co.
Frederick Southack and Alswyn Ball, Jr., have leased the six story building at 236 Water street, to the John H. Lyon Company, for a term of years.

Desciding Brothers leased in the Hegeman Building, 200 Broadway, offices to T. A. Wilson, John B. O'Flynn, the Jersey Central Realty Company, M. Cohn & Co., George W. Godward, Arnold A. Herman Building, 200 Broadway, offices to T. A. Wilson, John B. O'Flynn, the Jersey Central Realty Company, M. Cohn & Co., George W. Godward, Arnold A. Herman Building, 200 Broadway, offices to T. A. Wilson, John B. O'Flynn, the Jersey Central Realty Company, M. Cohn & Co., George W. Godward, Arnold A. Herman Building, 200 Broadway, offices to T. A. Wilson, John B. O'Flynn, the Jersey Central Realty Company and 130 White street to Smith & Hulse; a loft in 125 and 130 White street to Smith & Hulse; a loft in 94 Fulton street to Bernhard Cohn; part of a loft in the Hamilton Building, corner of Greenwich and Thames streets to the Oakley. Chemical Company; offices in 127 Duane street to the Armour Glue Company.

Mooyer & Marston have leased a loft in 17 and 19 West Forty-Afth street to L.

Mooyer & Marston have leased a loft in 17 and 19 West Forty-Afth street to L.

COUNTRY LEASES.

The Woodmere Realty Company has leased a dwelling on Wood lane, near Central avenue, at Woodmere, L. I. to John Tucker for one year. McPherson Kennedy was the broker.

William J. Roome & Co. have leased for Miss Eleanor E. Wilmerding, the property known as the Homestead, at West Islip, L. I., consisting of a dwelling, outbuildings and acreage, to W. Seward Webb, Jr.

Leon S. Altmayer has leased the Brewster cottage and grounds at Lake Placid to C. E. Peck for the coming season.

George Ranger was the broker in the sale of the three dwellings at 125 to 123 West Eighty-second street to Janpole & Werner, reported yesterday.

SATISFIED MORTGAGES

SATISFIED MORTGAGES.

(With name and address of lender's attorney of AMSTERDAM AV 310, ws. 1294 n. 74th st. 252100. Jan 19, 1911—Withelmina Hartung to Greenwich Sav Hank; atty, Geo G De Witt. 85 Nassati st. 2510.000 AMSTERDAM AV, 308, ws. 104.5 p. 74th st. 2521/00-Same to same; atty, same to same; atty, same to same; atty, same to same to same to laabella de Montigny; attys. Stewart & S. 43 Wall st. 351, 505 W, s. a. 43.529.11, Jan 23. 1907—Francis Coiety to Francis Coiety (by assignment); 29 Bway.

MORRIS PARK AV, n. s. 195 w White Plains road. 25345, Oct 15, 1911—Wm. Landgrebe to Hattle A Landgrebe; address. 671 Morris Park av. 2, 300 (152D ST. n. s. 476 c Bway, 19239.11, July 27, 1907—Josephine H Larkin to Marg't S Tabor; attys. O'Grady Bros. 277 Bway.

BROADWAY, s. c. cor 75th st. 5012235223196.9

July 12, 1911—Frank Bradley to Wm & Hy J. Crawford (atty), 59 Nassau st. 535,600

BROADWAY, s. c. cor 75th st. runs c. 2122 s. 703 w 195.683.2 to beg. June 15, 1910—Crawford (atty), 190 Nassau st. 535,600

BROADWAY, s. c. cor 75th st. runs c. 2122 s. 703 w 195.683.2 to beg. June 15, 1910—Crawford (atty), 190 Nassau st. 535,000

BROADWAY, s. c. cor 75th st. runs c. 2123 s. 703 w 195.683.2 to beg. June 15, 1910—Crawford (atty), 191 handley st. 1910—The Apthorp Co to the Dime Sav Bank of Brooklyn attys, 193 st. 193

Sin w 20th st. 21:215. 3d av. scc. 8. 51.00 a 20th st. 21:10275. Oct 30, 1901—3not Barth to Louise Schwegier; attys. Sondheim & S. 170 Broadway.

LOT 50, map of Unionport, 1052305, being bounded cby Av C and sby 3d st. March 20, 1905—Christian Vorudran to Augusta Braun; atty. Chas A Furthman, 3d av and 146th st. 22.4275. July 22. 1805—Michael and Fanny Karp to Samuel 23. 1805—Michael and Fanny Karp to Samuel 24. 1805—Satta 1

174TH ST. s. s. 100 ft w of Washington av John Cullo & Bro agt Ettar Really Co et al, Mar 26, 1912 D. AV. e.s. 20.1 ft n of 59th st.—G R Raymond & Coulo & Ho agt Ettar Realty Co et al., Mar 78, 1912 570.

30 AV. e. s. 20.1 ft n of 59th st—G R Raymond & Co agt W R Cockran et al. Jan 30, 1912 544 50.

BLEFCKER ST. 170—Jacob Rubin agt N Low et al. Mar 18, 1912 544 50.

SAME PROPERTY—Fullerion Electric Co agt Estate of N Low et al. Mar 14, 1912 (b), bond—Same of N Low et al. Mar 14, 1912 (b), bond—Rubin agt N Low et al. Mar 14, 1912 (b), and the left agt N Low et al. Mar 14, 1912 (b), and the left agt N Low et al. Mar 14, 1912 (b), and the left agt N Low et al. Mar 14, 1912 (b), and the left agt N Low et al. Mar 14, 1912 (b), and the left agt N Low et al. Mar 14, 1912 (b), and the left agt N Low et al. Mar 14, 1912 (b), and the left agt N Low et al. M

LONG DISTANCE TRADING.

Manhattan Property Sold for German Resident to Boston Man and Resold. Slawson & Hobbs reported the sale yes-

terday of a Manhattan property for an owner in Germany to a buyer in Boston and the resale of the property to another Boston man, who gave Boston property in payment. The property is the Harriett, a six story

elevator apartment house at the northwest corner of Fifth avenue and 127th street on a plot 50x100. The first seller was Luise Killian of Munich, Germany. Ezra F. Pratt of Boston bought it from her and resold it to George B. Hurd, who gave in part payment some of his Boston holdings. The deal involved about \$300,000.

HALL RESELLS DWELLING.

Corner Plot in Greenwich Village Likely to Be Improved.

WEST SEVENTY-FOURTH STREET.—
L. J. Phillips & Co. have resold for William W. Hall 9 West Seventy-fourth street. a four story and basement dwelling, on lot 20x102.2, near Central Park West. Mr. Hall acquired the property recently in a trade for 12 West Eighty-sixth street from Margharita G. Taylor through the same firm of brokers.

LEXINGTON AVENUE.—Joseph P. Day has sold for the estate of Eliza A. Tuthill 47 Lexington avenue, a three story and basement dwelling on lot 19.9x50, between Twenty-fourth and Twenty-fifth streets, to M. Haas.

PRINCE STREET.—Van Vliet & Place have sold for the estate of Michael Duff 190 and 192 Prince street, southwest corner of Sullivan street, old dwellings, on plot 40x77. WEST SEVENTY-FOURTH STREET,

on plot 40x77.

AST TWENTY-NINTH STREET.—A.

Price resold 105 and 107 East Twentyninth street, two three story dwellings,
on plot 40x89.9, located 125 feet east of
Fourth avenue. The buyer is Samuel
Gordon, president of the A. & S. Construction Company. struction Company. A new company has been formed to take over the property and will erect on the site a twelve story commercial building. The transaction will involve about \$350,000.

action will involve about \$330,000.

AST SIXTY-FOURTH STREET.—Douglas L. Elliman & Co. have resold for Mrs. Henry C. Dart 174 East Sixty-fourth street. a three story dwelling, on lot 20.10x100.5, to Mrs. J. West Roosevelt, who will occupy the house. WEST EIGHTEENTH STREET.—Ames & Co. have sold for J. Corday to G. Gunshor 255 West Eighteenth street, frame buildings, on lot 26x67.

WADSWORTH AVENUE. Wahlig & Sonsin have sold to a client of Harry White the three story dwelling at the northeast corner of Wadsworth avenue and 185th street, on lot 59.8x19.6.

TIFFANY STREET. John A. Steinmetz has sold for M. D. Fitzpatrick the two one family houses at 1058 and 1070 Tiffany street to M. Borger.
TELLER AVENUE. John A. Steinmetz has sold for A. Adams 1051 Teller avenue, a three family brick house on lot 20x100, to a client.

lot 20x100, to a client.

INTERVALE AVENUE,—John Doscher
has sold for a client the plot 50x100
on the west side of Intervale avenue
177 feet south of 165th street to a buyer
who will erect a five story flat.

MINFORD PLACE.—Edward Rafter has

resold the northeast corner of Minford place and Jennings street, a lot 25x100 place and Jennings street, a lot 25x100. PROSPECT AVENUE.—In exchange for 2145 Amsterdam avenue, reported sold yesterday. Lowenfeld & Prager, the buyers, gave to Milton Mayer the block front on the west side of Prospect avenue between 169th and Freeman streets, a plot with frontage of 248.84 and 88 feet respectively and a rear line of 181 feet.

TIFFANY STREET.—The Henry Morgenthau Company has sold the plot 50x100 on the east side of Tiffany street, 375 feet south of 163d street, to the Steinmetz Construction Company, which

Steinmetz Construction Company, which owns an adjoining plot and will improve the combined site with five six story flats.

flats.

ANTHONY AVENUE.—E. Sharum has sold to a client 1980 Anthony avenue, a two family frame house, on lot 19,8x%, running through to Carter avenue, between 172d and 173th atreets. Property in Suffolk equity was given in part payment.

Public Offerings Yesterday in Manhattan

be leased it to the Fifth Avenue and Thirty-third Street Company, of which Hongs Corn is president, for the cort has been placed at \$200,000.

SIGRE AND LOFT ON NASSAI STREET.

Subjected & Gross architects, have alled him for building at 75 and 77. Nassau street, a cost side, 51 feet north of John Annual Control of the building at 75 and 77. Nassau street, a cost side, 51 feet north of John Annual Control of the building at 75 and 77. Nassau street, a cost side, 51 feet north of John Annual Control of the building at 75 and 77. Nassau street, a cost side, 51 feet north of John Annual Control of the Control of the

action 1; Thompson, F&C, ettys; Alfred Steckler, Jr., ref.; due, 3222.612.00; taxes, &c., \$39,060.19; also
COLUMBUS AV. same prop. action 2—Same agt same; same attys; same ref. due, \$122.612.00; taxes, &c., \$39,060.19; adj ourned to April 1.

13ATH ST, 515 W. n. s. 225 W. Ams av. 37.6309.11; 5 sty inti—G M Bruestle agt isaac Levy et al; Chas Brandt, Jr., atty; F.D. Dowling, ref. due, \$13.131.34.taxes, &c., \$365.79; sub first intge, \$37,009. to the plaintiff for \$47.90, sub first intge, \$37,009. 33D ST, 415.22 W. s. 212.8 W 9th av. \$6.3408.9, a sty loft and sir bidg—Rogers Terra Cotta Co agt 416 W 33d St Realty Co et al; Deutsch & P. attys; Donald McLean, ref. due, \$1,029.90; withdrawn.

13IST ST, 151W, n. s. 225 e 7th av. 30290.11, 3 sty dwig—Americau Mrg Co agt M E Napler et al; M S Borland, atty; F. R Rich, ref. due, \$12.122.90; laxes, &c., \$258.57; to the plaintiff for \$12,000.

By James L. Wells Company.

AVE A, 1337, w. s. 54.4 n.71st st., \$25.100, vacant—Excelsion Savings Bank agt Jacob Goldfam et ak; J. Guille, atty; T. R Beardisey, ref; due, \$5,263.18; taxes, &c., \$313.23; to the Drake Const. Co for \$5,855.

(A1.2156 Third Avenue.)

LONG ISLAND TEAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE.



Transportation family and servants to and fro.

Occasional trips to city for members of family
Your season's commutation (4 months) THE COST ELSEWHERE:

COTTAGE RENTAL.

Transportation for family and servants to and from resort where cottage is located.

THE DIFFERENCE-\$1.036 SAVED BY RENTING AT LONG BEACH. It IS Cheaper to Rent a Splendid Long Beach Home for the Entire Summer than to Send Your Family for One Month to Any of the Popular Resort Sections of the East.

LONG BEACH is only 24 miles from New York City. You step into cool, clean cars at the Penn. Terminal and

shoot straight into Long Beach over a smooth, third-rail line in forty (40) minutes. You can have your family in the healthiest spot on the Atlantic Coast and the coolest (with the exception of Block Island and Nantucket) and the most enjoyable and beautiful (without any exception) and you

can be with them every night. At 5 o'clock you can be signing your business mail, at 5:45 o'clock you can be seated on your front porch at Long Beach, where, as government figures will show, it is never hot.

Finest Beach for Bathing between Maine and Florida—Still-water Bathing—Fishing—Motor-boating—Sailing—Canoeing—Tennis—Band—Orchestra Concerts—Boardwalk—Open-air Dancing Carnivals—Horseback Riding—Automobile Terminal—Large Garages.

Long Beach homes are famous for their beauty, conveniences, taste and comfort. We want you to write us or call and ask us to show you why it is more economical, more sensible, more business-like to follow our suggestion than to go on as you have been doing.

THE ESTATES OF LONG BEACH, 225 Fifth Ave. WILLIAM H. REYNOLDS, President

Telephone 3600 Madison.

\$7,366.30: taxes, &c. \$596.64; sub to mige, \$28,000; 366.30; laxes, ec. 5300.01; ljourned to April 11; ljourned to April 11; lentine AV, w s. 76 s 182d st. 200x200 to yer av. vacant—F M Wallace agt Jas Fanto i.al; J H Rogan, atty; M J Wright, ref: due, 16,457.18; taxes, &c. 37,110.28; to the plaintiff \$26,457,181 taxes, &c. \$7,110,28; to the plaints for \$30,000.

White PLAINS RD, w.s. — s 216th st. 25255.

Wakefield—Lath Cash agt Morris Marcus et st; J. H. Hogan, atty; C. B. Ruskay, ref; due, \$1,427.04; taxes, &c., \$1,181.38; to the plaintist for \$3,000.

JACKSON ST, secore Railroad av, 1053108, Union-port—Emma Leckie agt H. R. Clarke et al; Allen et S., atty; H. M. Kirk, ref; due, \$3,030.39; taxes, &c., \$2,435.52; to the plaintist for \$500.

By James L. Wells Co.

DECATUR AVE, 2080. e. s., \$22 s. Woodlawn rd, 25x120, three sty int—J. B. Kilshelmer, Jr, atty; M. S. Bevins, ref; due, \$9,742.65; taxes, &c. \$600.07; to the defendant for \$10,325.

By Herbert A. Sherman.

By Herbert A. Sherman.

MORRIS AVE, 1051, ws. 175.10 n 165th st. 25x100.

two sty bk dwg—A S Finck vs. M L. Mayperet al; H C Kudlich, atty; M J Egan, ref. duc. 38,183.25; taxes, &c. 31,708; to the plaintiff for \$7,500.

TRANSACTIONS RECORDED.

TRANSFERS.

DOWNTOWN.

DOWNTOWN.

(South of Fourteenth st.)

RUTGERS ST. 20, s w cor Henry st. 2 5x51.7,
Freuk Schuchardt et al to Nathan Garfield.
189 So 6th st. Brooklyn, and David Garfield.
Bridgeton, N. J. March 27; atty, Harold Hochdorf, 63 Park Row
WILLETT ST. e s (tot 252, map I Clason), 25x100
— Morris Gordon to Isldor S Turnick, 258 Henry
st, nitge \$21,700 and all liens, Mar 28; atty,
Sami Bernstein, 149 Bway
LEROY ST, 50, s , 25x85—Wm J Ranch to Jas
Carneval, 7902 19th av. Brooklyn, mig 518,00),
Mar 25; atty, FG Co. 176 Bway
LAST SIDE.

(East of Fifth av. Detween Fourteenth and 10th St.)

65TH ST. 123 E. n. s. 20x100.5—May O Convilie to Frances L. M., wife to Oliver S. Lyford, Jr., 16 E 65th st. mtg \$30,000, Mar 25; atty. T. G. Co., 176 Bway.

70TH ST. 3:0-22 E. s. s. 20x100.4—David Reiser to Virginis Danziger, 11 E 78th st and Moses J. Sheudaira, 601 W. 137th st. & Max Danziger, mtg \$35,000, Mar 27; attys. Gross & G.300 Bwy18100, 70TH ST., 324 E. s. s. 25x101.4—Seme and W. Strauss to same, mtge \$16,500, Mar 27; attys. same.

of the state of th mige \$20,000, Mar 27; attys, A & H Block, 92
NASSAU 51

20 NT, 183 184 F., n. s. 42 88100.8 Anorthach fleshing to to Morris Cohen, 165 Lenox av., 2nd John Morrissey, 70 Lenox av., mige \$19,000, Mar 28; attys, Kautrowttz & E. 320 Bway

Stop Kautrowttz & E. 320 Bway

Stop Str H ST, 259-91 F. n. s. 20x100.11 Zerlina Welngreen to Sigmund Adler, 251 Elver-dide Drive, mige \$40,000, Mar 28; atty, Max Altmayer, 250 Bway

1007H ST, 225 F., s. s. 25x100.7 Percival H Gregory, ref. to Elleabeths Keller, 1488 Commonwealth av. Mar 22; atty, E W Initiack, 2 Rector st. 57,000

1107H ST, 2125 F., n. s. 53,3x100.10 Harris Tow to Annie Tow, 12 E 127 in st, mige \$45,500, Mar 20.

St St ST ST, n. s. 190.8 e 84 av. 56,8x102.2 John M St ST ST, n. s. 190.8 e 84 av. 56,8x102.2 John M St ST ST, n. s. 190.8 e 84 av. 56,8x102.2 John M

to Annie Tow, 12 E 127th st, mige \$65,500. Mar 20.

WEST SIDE.

(West of Fifth av. between Fourteenth and 10th sts.)

ISTH ST. n s, 100 c 5th av. 26x67.5—Jacob Corday ct at to Gertrude Gunshor. 145 W 15th st; mige \$65,000. March 27.

187 ST n s, 116 c 9th av. 21x98.9—Angeline Grattan to J Walton Brown. 49 W 12th st. one fourth part all title. March 27. attly. T G Co. 176 Broadway.

187 H ST, n s, 405 w 5th av. 65x98.9—Stone Coastr Co to Howard Lincuin. a corpn. 1898 Park J Brooklyn. mige \$333,230. March 27. attly. M Bernstein. 331 Stone av. Brooklyn. Stone 19. Meeting and ano. 2 W 86th st. pr mige. \$20,000 S5TH ST. n s, 405 w 5th av. 65x98.9—Stone Coastr Co to Howard Lincuin. a corpn. 1898 Park J Brooklyn. mige \$333,230. March 27. attly. M Bernstein. 331 Stone av. Brooklyn. Stone 19. Meeting and ano. 2 W 86th st. pr mige. \$20,000 w 100 Th ST. n s, 405 w 5th av. 65x98.9—Stone Coastr Co to Howard Lincuin. A corpn. 1898 Park J Brooklyn. Mige \$400.00 w 100 th st. 19. Meeting and ano. 2 W 86th st. pr mige. \$20,000 w 100 th st. 19. Meeting and ano. 2 W 86th st. pr mige. \$20,000 w 100 th st. 19. W 100

175.53.20 Susanna lieck to Martin Pletscher, 918 Bryant av, mige, \$77.000, Mar 18, attys. Hildreth & P. 3d av and 148th st. \$100 VALENTINE AV, 2245, ws. 25x100 Mary T Wall (Brennan) to Philip J Brennan, 2245 Valentine av, 1-2 part, mige, \$5.085, Mar 21; address, 2245 Valentine av, 1-2 part, av. 1-2 part, mige, \$5.085, Mar 21; address, 2245 Valentine av. 1-2 part, mige, \$52.500, Mar 20; address, 12 E 127th st. 2-5 part, mige, \$52.500, Mar 20; address, 12 E 127th st.

part, mige, \$52,500. Mar 20, aidress, 12 I: 12:th

BROOK AV, n e cor 170th st, 43.5x100x51.5x100

Roswell C Otheman, ref, to Ysidro Pendas,
22 Brevoort pl. Bklyn, mige, \$29,000. Mar 27;
atty, J P Donellan, 140 Nassau st. \$5,000

LOTS 51 and 52, pci 20 map subdiv estate Wm B
Ogden-Frnest Hammer to Hammer Realty
Co, 3524 Park av, March 25, mige, \$3,220; atty,
Ernest E I, Hammer, 37 Liberty st

TAYLOR AV, s s, lot 318 map Van Nest Park

Ellen Barham et al to Ciemente Bernasconi,
1745 Taylor av, March 27; atty, T G & T Co, 174

Bway

\$100

Ellen Barham et al to Ciemente Bernascont.
1745 Taylor av, March 27; atty. T & Taylor C. 176
Bway
AQUEDUCT AV. n w cor 176th st. 21x75-Wm
Guggolz Const Co to Henry Cleiand. 1849 Anthony av. March 28, mtgc. 84,200; atty. T & & T
Co. 176 Bway
AWHITTIER ST. e. s. 150 n Lafayette av. 50x100:
Lafayette av. s. 8,620 e Whittier st. 30x. —Ephralm B Levy to Regent Reality Co. 17 W 42d st.
March 28; address, 17 W 42d st.
March 28; address, 17 W 42d st.
March 28; address, 17 W 42d st.
SERAUMONT AV. e. s. 300 n 187th st. 25x100—OlafLibed to Augusta J. Lind. 2430 Beaumont av.
March 26, mtgc. 85,500; atty. Chas W Gould. 5
Beekman st.
POWERS AV. s e cor 142d st. 100x99.2—Faifview
Const Co to Queen Mab Co. 60 Wall st. March 27,
mtge. 5101,478; atty. Pressinger & N. 60 Wall st.
WALTON AV. e. s. 100 n Mt Hope pt. 25x90—Lillian
A Wolff to Jas H Cavanaugh, Mt Vernon, N. V.
March 18, atty. LT Ins & T Co. 150 Bway. 3100
IFTHUR AV. 2471, w. x. 25x119.5—Frank Fanizal
to Bronx Development Co. 391 E 149th st. March
27, stty. Clocke, R & R, 301 E 143th st.
CYPRESS AV, n. wor 110th st. 305.N188, ... Kramer
Contracting Co to Sam'l E Hauser, 235 It 35th st.
March 28, mtge. 82, 100; Address (D. 35) Nassau.
SPIROSPECT AV. 1047. w. s. 37,10x141.8—Roste

SI PROSPECT AV. 1047, w s. 37.10x141.8 Rosie Shabiro et al to Herman Hochstein, 51 E 7in st. March 25, mige. \$40,500; atty. H J Block, 231 Bway.

CRESTON AV. 2163, n w s. 25.3x114.9—Sam't Mc-Rickard to Marg't B McRickard, 2161 Creston av. mige. 53,300, March 23; atty. Frank J Mc-Rickard, Jerome av & Fordham rd. 5100

MORTGAGES. (With name and address of lender and of lender's

DOWNTOWN.

DOWNTOWN.

(South of Fourteenth st.)

HENRY ST, 142, s w cor Ruigers st. 44.7825,2—
Nathan Garneld to Fredk Schuchardt et al at
Nack N V. Meh 27, due as per bond; attyDaly, H & M. 15 Wni st.
LIROY ST, 25, s s. 23455—James Caraeval to
Wm J Barch, Mount Verron, N V. Meh 28
pr mige, \$18,000, 2 yrs, 6 per cent; atty, ChasZerbarun, 315 Dway.

87,000

It Will Soon Be Here Better prepare now for your "Happies Next Summer" at Long Island's Most Popular Spot. Beautiful "BRIGHTWATERS" Own an Ackerson Bungalow

In this Commuter's Paradise. These coay little Bungalows are located on large plots, within convenient distance of station, stores, church; Bathing Beach, Venetian Jacht Harbor, Casino, Lakes and other recreative features of "Brightwaters."

Write for Album of Snapshots No. T. B. ACKERSON CO.

ENGLISH Island. Beautiful 16-**ESTATE**

room mansion, modern in every respect, all con-Address ATTORNEY P. O. Box 744, N. V. City.

WAMPRIGESHORES

Ideal Water Front Plots
14 acre and larger
in most exclusive and fashionable
section North Shore of Long Island Sands Point R. R. Station,
Port Washington.
Peautiful surroundings, delightful
neighbors, substantial improvements,
city comforts, every modern convenience. Particulars from S. OSGOOD PELL & CO..

BEECHHURST

ON THE SOUND

A delightful and practical all the year round home community, 26 minutes from and st. Jenna. Station. Offers every city advantage, with suburban comforts. Plots of various sizes may be obtained on most liberal terms. Also several handsome houses now ready for immediate occupancy.

SHORE ACRES REALITY CO.

146 East 34th St., New York.

Phone 1181 Mad.

A QUICK SALE AT SACRIFICE

HEMPSTEAD HOME

Attractive 7 room dwelling, bath and all city improvements, on beautiful CORNER; excellent location; handsome shade trees. Will take \$250 CASH, balance on very easy terms, same as rent; lotal price \$M.850. Write for full details. O. L. SCHWENCKE LAND & INVESTMENT CO., 302 Fulton Ave., Hemostead, N. V. BATLISS PACKET "C."
Describing Belle Terre and Roslyn Estates, sent

upon request.

DEAN ALVORD CO.,

111 Broadway, New York. Roy Lanning at Dennison, Ohio, Mar 25, 2 yrs. 5 pc; atty. John T Booth, 27! Bway \$5.56) VAN CORLIZAR PL. 5 x. 270 w Kingsbridge av. 39.11x — Grace J. Daggett to Joseph Sin; sheimer, 562 W 144th st, Mar 25. due as per hond atty. Title Ins Co. 135 Bwey. \$5,000 BRONN.

B - Hitze to Libertia C Talimauge, 319 Orean av, Brookin, Mar 27, prior mige \$13,309, 2 yrs. 6 p.c. atty, J. A Davidson, 185 Montague \$2,000 (Brion), Mar 27, prior mige \$13,309, 2 yrs. 6 p.c. atty, M. M. Page, \$2,000 (Brion), N. F. 9 and it W. n. s., oxirreg — W. Berg to N. V. Transportation Co. 8th av and 19th st. Mar 13, 3 yrs. 5 p.c. atty, W. m. H. Page, \$2,000 (ATHERINE AV. e. s. 138.7 n. Tremont av, 75x158.11 — Raydolph Realty Co. to James Everards 100x70.11 — Joseph Oussaln to Hyman Fish, 137 W. Holin st. Mar 22, 2 yrs. 6 p.c. atty, M. h. Krakower, 320 Bway. \$10,000 (ATHERINE AV. e. s. 138.7 n. Tremont av, 75x158.11 — Raydolph Realty Co. to James Everards 100x70.11 — Joseph Oussaln to Hyman Fish, 137 W. Holin st. Mar 22, 2 yrs. 6 p.c. atty, Lawyers T i & T. Co. 160 Bway. \$1,000 (Markover, 320 Bway. \$10,000 (Markover, 320 Bway. \$1,000 (Mark

Horace S. Ely & Co.

CITY REAL ESTATE.

REAL ESTATE. 21 Liberty St. 27 W. 30th St.

THEODORE STARRETT COMPANY BUILDING CONSTRUCTION

ESTABLISHED JULY, 1847

Real Estate Auctioneer Broker and Appraiser

BROADWAY NEW YORK Geo. R. Read & Co.

A East ABLY BL

BOROUGH OF BROOKLYN-FOR SALE.

Kinko Builders. Inc.

To individuals or Trustees desiring to erect any type of building, a contract with this Company is of inestimable value. Our buildings are strikingly artistic. original in arrangement and superior in construction. Through association with several leading architects we can offer a single contract which covers every item of cost; plans, supervision, construction and financing. The cost is guaranteed and our profit is limited to a fixed sum. Extras, delays and trouble are eliminated. We have had wide experience in the development of property for inrestment. Correspondence invited.

350 Fulton A. Brooktrn-New York

A LOVELY HOME CAN BE BOUGHT NOW AT COST

60 Liberty Street, N. Y.

THE FINEST DEVELOPMENT new going on in Brooklya is KINGS LAWN

A House in a Park for \$5,500
Brighton Beach L to Kings Highway.
Walk over on Ave. Q to Ocean Parkway.
Bridal Model Furnished Complete.
RICHARD C. DOGGETT, Owner-Builder.
Write for Booklet. Brokers Communicate.
215 Midwood St., Prospect Park East, between
Bedford and Rogers Avs.
Bedford and Rogers Avs.
Elegant 2-story, stone, bay window-front
dweiling: 9 rooms and bath: hardwood telm;
throughout; perquet Boars; console mirrors;
open hearth in foser hall; electric light, &c.;
only \$1,000 cash, balance casy terms.
REALTY ASSOCIATES.
176 Reinsen Street, Brooklyn.
Telephone 6180 Main.

MANHATTAN BEACH ESTATES

REAL ESTATE FOR SALE-WEST-CHESTER COUNTY. LIVING ROOM TYPE STUCCO COTTAGE.

Comfortable 9-room house:

Comfortable 9-room ho No mistake can you make when you see No histonical in CHATSWEET Het A homesite in CHATSWEET HISTORICAL Larchmont, N. Y., Everybody knows LARCHMONT, Call and see body knows there or send for particulars J.K. Davis when there or send for particulars and term

BOOKLET of Photographs; prices and terms of request. SCARSDALE ESTATES, 527 5th av., N. Y. TO LET FOR BUSINESS PURPOSES.

Woolworth Building Broadway, Park Pl. to Barclay St. Applications for space should be made to

Edward J. Hogari, Agent

REDUCE YOUR RENT CONTINENTAL BUILDING CHAS. F. NOYES CO.,

92 William St. SELECT APARTMENTS. 146TH ST., (5) WEST (one door west of Convent 3V - front apartment, with three windows fac-ing on street and consisting of six rooms and bath; steam heat, hot water supply, electric lights, hard-sood floors, redecorated throughout, to sult ten-int, \$22. Apply Jantiress, or F. L. PARTICIDGE, 9 Wall St.

NEW JERSEY REAL ESTATE FOR SALE. **MODERN UP-TO-DATE HOUSE**

In the mountains of New Jersey; has 7 rooms and bath; steam heat, electric light, hardwood finish; par-quet floors; large plot; within easy commuting distance of New York City, Price 35,000. Must sell quickly, Good terms to immediate purchaser. Address BARGAIN.

WEEQUAHIC NEWARK.

LEHIGH VALLEY RAILROAD STATION AT PROPERTY. FOUR TROLLEY LINES.

This section offers best opportunities to home-seeker or investor in or near New York; parkways in centre of street; property restricted; handsome houses for sale; beautifully located plots for sale; monthly payments if desired; all city improvements; title guaranteed; take Mc-Adoo high speed trains to Newark and then take Mt. Prospect cars to property. Maps and further particulars FRANK J. BOCK, manager, Firemen's Butiding, Broad and Market sts., Newark, N. J. YEAR-AROUND HOMES BEFORE BUYING send for beautiful photographic booklet entitled "Homes on the Palisades,

Grantwood and Morsemere, N. J." COLUMBIA REAL ESTATE CO., Room 1214 Times Bldg. WILL SACRICE new home: all improvements; near school and express station: exceptional bargain; 40 minutes out. New Jersey; tunnel con-nections; 34,250. DEGENHARDT, 801 Singer Building.

A 125 ACRE ESTATE One of the finest in New England.
The mansion is complete in every detail, bandsomely furnished; separate art gaffer; billiard
room; two music rooms, &c., draperles, ruga and
fix' tree of the best and in perfect condition;
fortune has been spent on its furnishings, coliceted from all parts of the world; a full set of
outbulldings, conforming with the style of the
main house. Will sell at a scribee. Address
FRED HOBERTS, IN Breadway, New York.

FARMS FOR SALE. Along and near the historic Mohawk Valley. Dairying fruit, berish and gardening, lesst market in the East, Terms reasonable. HENDERSON & DUBOLS Herkimer.

Alt. kinds, properties, saie, exchange, lease, insure, dealt with. Call, write wants and offers. CYRILLE CARREAU, Agent, 798 6th av. (1812).